

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 18, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

FS-D01-7 - NEXTEL COMMUNICATIONS, 7700 Leesburg Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 7700 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner DuBois announced her intention to defer the public hearing on SE-99-D-043 and 2232-D99-13, Community Wireless Services, from April 25, 2001 to May 17, 2001.

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FS-M00-106 - NEXTEL COMMUNICATIONS, 5881 Leesburg Pike

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE LEE BUILDING LOCATED AT 5881 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Koch, citing unresolved issues, MOVED THAT (THE PUBLIC HEARING ON) RZ/FDP-2000-SU-050, THE RYLAND GROUP, BE DEFERRED UNTIL MAY 17, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Koch announced his intention to defer the following public hearings on three upcoming Out-of-Turn Plan Amendments in the Sully District due to the proposed redistricting:

S00-III-UP2 - OTPA - from 4/25/01 to an indefinite date
S00-III-UP3 - OTPA - from 4/19/01 to an indefinite date
S00-III-UP4 - OTPA - from 4/19/01 to an indefinite date

He added that these public hearings would probably be held some time in July, but that exact dates had not been set at this time.

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FS-P01-6 - NEXTEL COMMUNICATIONS, 1430 Spring Hill Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY NEXTEL COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 1430 SPRING HILL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FSA-P99-27-1 - AT&T WIRELESS SERVICES, 1900 Gallows Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 1900 GALLOWES ROAD ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-P99-27 ON OCTOBER 13, 1999 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried by a vote of 9-2 with Commissioners Byers and Hall opposed; Commissioner Murphy absent from the meeting.

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Commissioner Alcorn announced that there would be a meeting of the Residential Density Criteria Committee on May 2, 2001 at 6:30 p.m. in the Board Conference Room.

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PCA-84-L-020-19 - KINGSTOWNE COMMERCIAL LP
FDPA-84-L-020-2-10 - KINGSTOWNE COMMERCIAL LP (Decision Only)

(The public hearing on these applications was held on March 15, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-19, KINGSTOWNE COMMERCIAL LP, SUBJECT TO EXECUTION OF THE STAFF PROFFERS.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-10, SUBJECT TO THE BOARD'S APPROVAL OF PCA-84-L-020-2-10 AND THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED NOVEMBER 30, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF PREVIOUSLY GRANTED MODIFICATIONS TO THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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METRO PARK, BUILDING #5, ARCHITECTURAL ELEVATIONS (Lee District)

Commissioner Kelso noted that the architectural elevations for Building #5 at Metro Park, submitted to the Planning Commission for administrative review in accordance with the proffers associated with RZ-1998-LE-048, were in harmony with the rest of the development and in accord with the previously recommended plan. He therefore MOVED THAT THE PLANNING COMMISSION FIND THAT THE FRIED COMPANIES METRO PARK PROJECT, RZ-1998-LE-048, BUILDING #5, 6363 WALKER LANE, IS IN CONFORMANCE WITH THE PROFFERS FOR THIS PROJECT AND ASK STAFF TO NOTIFY THE SITE REVIEW BRANCH OF DPWES OF OUR APPROVAL.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Kelso announced that the next meeting of the Schools Committee would be held on May 23, 2001 at 7:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. AR-84-D-005-2 - KATHERINE J. & CHARLES S. MOUTOUX, ET AL. (Hunter Mill)
2. AR-84-V-007-2 - EDH ASSOCIATES LLC
3. PCA-87-S-039-4 - SUMMIT PROPERTIES PARTNERSHIP LP (Sully)
FDPA-87-S-039-8 - SUMMIT PROPERTIES PARTNERSHIP LP

This order was accepted without objection.

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AR-84-D-005-2 - KATHERINE J. & CHARLES S. MOUTOUX, ET AL.

- Appl. authorized by Chap. 115, County Code, effective June 30, 1983.

The purpose is to preserve significant A&F lands in the County on property located at 1322 Beulah Rd. on approx. 43.34 ac. zoned R-A & R-1. A&F District Advisory Committee Rec.: Approve. Tax Map 19-3((1))9 & 19-1((3))C1. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Charles Moutoux, applicant, reaffirmed the affidavit dated November 27, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Moutoux explained that the subject property had been in an agricultural and forestal district for 16 years and he wished it to continue as such.

In response to questions from Commissioner Palatiello, Mr. Moutoux said that he understood and agreed to the conditions associated with the application. Ms. Swagler confirmed that the conditions were the same as those previously approved.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE MOUTOUX ORCHARD LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED APRIL 4, 2001.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Prior to the hearing of the next case in the Mount Vernon District, Secretary Harsel assumed the Chair.

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AR-84-V-007-2 - EDH ASSOCIATES LLC - Appl. authorized by Chap. 115, County Code, effective June 30, 1983. The purpose is to preserve significant A&F lands in the County on property located on the W. side of Belmont Blvd. off of Gunston Dr. on approx. 114.99 ac. zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 113-4 ((1))27. MT. VERNON DISTRICT. PUBLIC HEARING.

William Baskin, Esquire, with Baskin, Johnson & Hansbarger, reaffirmed the affidavit dated March 9, 2001. There were no disclosures by Commission members.

Commissioner Byers asked that Secretary Harsel ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE BELMONT BAY II LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED APRIL 4, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Vice Chairman Byers resumed the Chair and called the last public hearing.

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PCA-87-S-039-4/FDPA-87-S-039-8 - SUMMIT PROPERTIES PARTNERSHIP LP - Appls. to amend the proffers & final development plan for RZ-87-S-039 to permit residential development as a portion of a mixed use development approved at an FAR of 0.35 on property located on the S. side of Random Hills Rd., approx. 2,500 ft. E. of Monument Dr. on approx. 5.76 ac. zoned PDC & HC. Comp. Plan Rec: Fairfax Center Area: mixed use at the overlay level. Tax Map 56-2((1))75. SULLY DISTRICT. PUBLIC HEARING.

Ms. Meghan Kiefer, a planner with Hunton & Williams, reaffirmed the affidavit dated April 11, 2001. There were no disclosures by Commission members.

Commissioner Koch asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA/CDPA-87-S-039-4, SUBJECT TO THE PROFFERS DATED APRIL 2, 2001 AND DEVELOPMENT CONDITIONS DATED MARCH 23, 2001, AS MAY BE AMENDED BY THE BOARD OF SUPERVISORS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT WE APPROVE FDPA-87-S-039-8, CONSISTENT WITH THE PCA AND FDPA CONDITIONS DATED MARCH 23, 2001, AS THEY MAY BE FURTHER AMENDED BY THE BOARD OF SUPERVISORS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE WAIVER OF THE LOADING SPACE REQUIREMENTS FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT BE APPROVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 8:52 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on: March 13, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission